THAT PORTION OF THE NORTHEAST DUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 10.00 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, LYING EASTERLY OF "STATE HIGHWAY NO. 1 - - "

EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20.

EXCEPT_THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, LYING-BETWEEN THE EASTERLY MARGIN OF STATE HIGHWAY NO. 1 AND A LINE PARALLEL TO AND 130.00 FEET EASJEREY AS MEASURED PERPENDICULAR TO SAID EASTERLY MARGIN OF STATE

TOGETHER WITH THE NORTH TO OO FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARJER-OF SECTLON 20 LYING BETWEEN-THE EASTERLY MARGIN OF STATE HIGHWAY NO. 1 AND A LINE PARALLEL TO AND 130 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID EASTERLY MARGIN OF STATE HIGHWAY NO. 1

(ALSO KNOWN AS LOT D OF SHORT PLAT SP45 (3-75) RECORDING NUMBER 2390562)

KNOW ALL MEN BY THESE PRESENTS THAT NORTHWESI-LAND DEVELOPMENT, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED QWITERS OF THE LAND INCLUDED WITHIN THIS _ -PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS OUR FREE AND-VOLUNTARY ACT AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AVENUES, AND OTHER PUBLIC RIGHTS-OF-WAY-AS SHOWN HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC -RIGHT-OF-WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON _ - -THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF STREETS/AVENUES SHOWN HEREON.

TRACTS 999 THRU 998 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH-ALL WAINTENANCE OBLIGATIONS TO THE HOMEOWNERS ASSOCIATION WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON.

TRACT 997 IS HEREBY GRANTED AND CONVEYED TO LOTS 2-7 WITH AN EQUAL AND UNDIWIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH A UTILITIES EASEMENT AND EMERGENCY MAINTENANCE - -EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. TRACT 996 IS HEREBY GRANTED AND CONVEYED TO LOTS 8-13 AND TRACT 999 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH A UTILITIES EASEMENT AND EMERGENCY MAINTENANCE EASEMENT GRANTED -AND - -CONVEYED TO THE CITY OF ARLINGTON. TRACT 995 IS HEREBY GRANTED AND CONVEYED TO LOTS 14-20 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH A UTILITIES -EASEMENT AND EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. -TRACT 994 TO BE HELD IN OWNERSHIP BY NORTHWEST LAND DEVELOPMENT, INC., A WASHINGTON CORPORATION UNTIL SAID TRACT IS CONVEYED TO TAX PARCEL 310520-001-036-00 OR THE HOMEOWNERS ASSOCIATION.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON. NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSES SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS. PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT. OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

DATED THIS 13 DAY OF PE-

NORTHWEST LAND DEVELOPMENT, INC. A WASHINGTON CORPORATION

COASTAL COMMUNITY BANK

ENPLCCO

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICELLA DELLE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE COMPANY, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 131 DAY OF DECEMBER 2002.

STATE OF WASHINGTON, RESIDING AT SANSES CO. COMMISSION EXPIRES_4-S-04

NOTARY PUBLIC STATE OF WASHINGTON **COMMISSION EXPIRES**

AVIATION EASEMENT:

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY. SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE SHIELDED SO AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

NO USE MAY BE MADE OF THE PREMISES, WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASONS OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

AN AMATION EASEMENT IS HEREBY DEDICATED TO THE ARLINGTON AIRPORT OVER THE PROPERTY BEGINNING AT 287 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD.

WHISPERING

A PLANNED AREA DEVELOPMENT CITY OF ARLINGTON MJ 02 - 042 FPSEC. 20, TWN. 31 N., RGE 5 E., W.M.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON. VERIZON. CASCADE NATURAL GAS INC., PUBLIC UTILITY DISTRICT NUMBER 1 OF SNOHOMISH COUNTY, AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS PARALLEL WITH THE ADJOINING STREET FRONTAGE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND MRES MITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, CABLE T.V., WATER, SEWER, STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

FESTRICTIONS

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR THE PURPOSE OF OPERATING AND MAINTAINING TWO (2) ANCHORS WITH WIRES AFFECTING AN AREA LOCATED WITHIN THE PROPERTY RECORDED UNDER "" _RECORDING NO. 588682. CURRENTLY LIES WITHIN RIGHT-OF-WAYS OF 188TH STR AND 35TH AVE.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF OPERATING AND MAINTAINING AN ELECTRIC TRANSMISSION LINE FACILITIES AND DISTRIBUTION LINE AS RECORDED UNDER AUDITOR'S FILE_NO. 2142612. CURRENTLY LIES WITHIN 188TH STR. N.E.

SUBJECT TO THE COVERANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PLAT RECORDED JUNE 12. 1975 UNDER RECORDING NUMBER 2330562

SUBJECT TO ASSIGNMENT OF EASEMENTS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 9808060558.

5. - SUBJECT-TO THE JERMS AND CONDITIONS OF A RECOVERY CONTRACT AS RECORDED UNDER - AUDITOR'S FILE NO. 200004180317.

SUBJECT TO SCHOOL IMPACT MITIGATION FEES-FOR THE LAKEWOOD SCHOOL DISTRICT TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF "-BUILDING PERMIT ISSUANCE .- -

LOTS 2 THROUGH 20 SHALL TAKE ACCESS FROM THE PROPOSED INTERNAL PRIVATE ROADS. NO DIRECT ACCESS IS ALLOWED TO 188TH STREET NE OR 35TH AVE NE.

8. SUBJECT-TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAT OF WHISPERING-BREEZES AS RECORDED UNDER RECORDING"NO.

9. YOUR REAL PROPERTY IS WITHIN, ADJACENT TO, OR-WITHIN 1,300 FEET OF DESIGNATED FARMLAND; THEREFORE, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARTSING FROM AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO NOISE, JOGORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND (HICLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR-ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND OTHER AGRICULTURAL ACTIVITIES.

AGRICULTURAL ACTIVITIES CONDUCTED ON DESIGNATE FARMLANDS IN COMPLIANCE WITH ACCEPTABLE AGRICULTURAL PRACTICES AND ESTABLISHED PRIOR TO SURROUNDING NONAGRICULTURAL ACTIVITIES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE FOUND IG-CONSTITUTE A NUISANCE UNLESS THE ACTIVITIES HAVE A SUBSTANTIAL ADVERSE EFFECT ON-THE PUBLIC HEALTH AND SAFETY.

THIS DISCLOSURE APPLIES TO THE REAL PROPERTY WHICH IS SUBJECT TO A-DEVELOPMENT OR BUILDING PERMIT AS OF THE DATE OF THE DEVELOPMENT OR BUILDING PERMIT APPROVAL OR IN CASE OF REAL PROPERTY TRANSFERS. THE DISCLOSURE APPLIES TO THE SUBJECT PROPERTY AS OF THE DATE OF TRANSFER. THIS DISCLOSURE MAY NOT BE APPLICABLE THEREAFTER IF AREAS DESIGNATED FARMLAND ARE CHANGED FROM THE FARMLAND DESIGNATION.

10. IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE 20 PROPOSED LOTS; IF MORE THAT 1 DWELLING UNIT IS CONSTRUCTED PER LOT - """-THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

11. TRAFFIC IMPACT/MITIGATION FEES HAVE BEEN PAID. PARKS IMPACT/MITIGATION FEES ARE - -DEFERRED TO BUILDING PERMIT ISSUANCE AND WILL BE BASED ON THE FEE AMOUNT IN PLACE AT

ACKNOWLEDGMENTS:

STATE OF WASHINGTON?

COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TO TELEVILLE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS __ MEDITED LOT_, OF COASTAL COMMUNITY BANK TO BE THE FREE AND

WITNESS MY HAND AND SEAL THIS 13 DAY OF DELLE 2002.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT TONE LOS COMMISSION EXPIRES 4-5-04

F ANNETTE RIEDO 1 NOTARY PUBLIC 1 STATE OF WASHINGTON 1 COMMISSION EXPIRES APRIL 5 2004

AUDITOR'S FILE NO.

Planners Engineers Surveyors

> ARLINGTON, WA 102 E. Division-PO Box 326 98223 (360)435-5551(360)652 - 7572FAX (360) 435-4012

EXPIRES: 03-01-04

APPROVALS:

EXAMINED AND APPROVED THIS 23 DAY OF 22 22 2002, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF WHISPERING BREEZES IS IN CONFORMANCE WITH THE APPENEABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

DIRECTOR OF PUBLIC WORKS APPROVAL

EXAMINED AND APPROVED THIS 20th DAY OF Pecember 2002, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

CITY OF ARLINGTON

PLANNING MANAGER APPROVAL

THE PLANNING MANAGER FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR WHISPERING BREEZES IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

> PLANNING MANAGER CITY OF ARLINGTON

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _2003_ TAXES.



TREASURER. SNOHOMISH COUNTY

IN ACCORDANCE WITH RCW 58.08.040, NY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES OR THE NEXT YEAR.

FOR RECORD THIS 23 TO DAY OF DECTABLE.

JE MINUTES PAST 12 O'CLOCK PM IN VOLUME. SNOHOMISH COUNTY, WASHINGTON.

WILLIAM J. LLOYD HEREBY CERTIFY THAT THE PLAT OF WHISPERING BREEZES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF -SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND I LOT CORNERS-STAKED-CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

: \LNDPRJ\14846\DWG\14846FS1.DWG

PORT'N NE1/4, NE1/4, SEC.20, TWP.31N, -- R5E, W.M. JOB# 14846 DRAWN BY: BLJ/CJR FIELD BOOK #_ DATE: 8/27/2002 REVISED: 12/06/2002 CHECKED_BY: WJL





